Maidencreek Township Board of Supervisors
July 9, 2026
6:00 p.m.

Attending: Joshua Meck, Eric Bauman, Dawn Geschwindt, Diane Hollenbach, Eric Frey, Esq. of E. Kenneth Nyce Law Office, Norm Ulrich of LTL Consultants, and Christina Hafer (Recording Secretary).

Guests: Keith Shuman (Road Foreman), Dan Miller, Fire Chief at Blandon Fire Company, Kevin Manmiller, Anthony Spero, Donna Culp, Aaron Rogers, Ken Withers, Terry Fink, Nick Volk, Connie Cammarano, Lin Weber, and other guests.

Joshua Meck called the regular meeting to order at 6:00 p.m. with the Pledge to the Flag.

APPROVAL OF AGENDA AND MINUTES

Dawn Geschwindt motioned to approve the July 9, 2026, agenda, Eric Bauman seconded the motion. Hearing no questions on the motion, it passed unanimously.

Eric Bauman motioned to approve the June 11, 2026, Regular Meeting Minutes. Dawn Geschwindt seconded the motion and hearing no questions on the motion, it passed unanimously.

PUBLIC COMMENT (AGENDA ITEMS) -None

Engineering & Zoning Reports – Norm Ulrich

Cornerstone Bridge – Acceptance of bids and possible award.

Norm Ulrich reviewed the bid packets that the township received. There are two parts to the bid, including the construction and the waterline relocation. Nine bids were mailed out; the township received two.

Bi State Construction and Empire Services were the only 2 bids submitted. Both bids were incomplete.

Dawn Geschwindt motioned to reject the Cornerstone Bridge bids, seconded by Eric Bauman. Hearing no questions on the motion, it passed unanimously.

Eric Bauman motioned to re-open the Cornerstone Bridge bid processing and advertising, seconded by Dawn Geschwindt. Hearing no questions on the motion, it passed unanimously.

Motion to accept the extension of time for the plan review period for the Murray 3 Lot Subdivision until January 17, 2027.

A motion was made by Dawn Geschwindt to accept the time extension for the plan review period for the Murray 3 Lot Subdivision until January 17, 2027. Eric Bauman seconded the motion, and hearing no questions on the motion, it passed unanimously.

Maidencreek Residential is seeking four waivers and Preliminary Plan approval. See Planning Commission recommendation. Time extension is required if plan approval is not granted.

Four waivers are being requested for preliminary plan approval.

Eric Bauman motioned to give relief for the Stormwater Management Ordinance Section 182.13.C(1) minimum infiltration requirements. Dawn Geschwindt seconded the motion, and hearing no questions on the motion, it passed unanimously.

Dawn Geschwindt motioned to give relief for Section 182-17.C(2) 18" minimum freeboard between the emergency spillway invert elevation and basin peak 100 yr stage. Eric Bauman seconded the motion, and hearing no questions on the motion, it passed unanimously.

Dawn Geschwindt motioned to give relief for the Subdivision and Land Development Ordinance Section 190-16.I, water resource study. Eric Bauman seconded the motion, and hearing no questions on the motion, it passed unanimously.

Eric Bauman motioned to give relief for Section 190-37.A(3) lot depth to width ratio for lots 33 and 58. Dawn Geschwindt seconded the motion, and hearing no questions on the motion, it passed unanimously.

Joshua Meck motioned to approve the Preliminary Plan conditional upon compliance with the items in the LTL Consultants LTD letter dated June 24, 2026, which is incorporated by reference, agreement that no construction will begin until financial security has been posted and the final plans are recorded, and Maidencreek Township Authority review and approval of the preliminary plan. Eric Bauman seconded the motion, and hearing no questions on the motion, it passed unanimously.

Re-approval of the Maidencreek Crossings Final Plan. 90 days have expired without recording.

Eric Bauman motioned to re-approve the Maidencreek Crossings Final Plan, seconded by Dawn Geschwindt. Hearing no questions on the motion, it passed unanimously.

REPORTS

Northern Berks Regional Police

Chief Holben reviewed the activity in the jurisdiction; on July 5th, they attended the Family Fun Day. On July 2nd, the Big Boy Train came through.

Joshua Meck reviewed the activity report. The officers performed business checks and left door hangers when they were there.

Solicitor – Eric Frey, Esq.

PennDOT Roundabout Maintenance Agreement

Comments were received, and trying to set up a meeting with them.

Comcast Franchise Agreement.

Comments were sent, and had not heard back from them.

320 Main Street.

The property has been cleaned up. They are now on an automatic payment plan for the fines.

Public Works – Keith Shuman

Action on Vialytics three-year contract and 6-month free trial.

This is asset management software, and a sales representative gave a demonstration of the product.

Dawn Geschwindt motioned to trial Vialytics for a 6-month free trial ending December 31, 2026, seconded by Eric Bauman. Hearing no questions on the motion, it passed unanimously.

The road crew is doing road signs, prep for paving, and trails in the park. The generator is broken, and Josh recommended they revisit it when the renovation of the township building is done.

Park and Recreation – Aaron Rogers

The Family Fun Day on July 5th was a success; the weather was good. The Board thanked Aaron and all the participants who volunteered. Food Truck Friday will return in August.

Environmental Advisory Council – Connie Cammarano

The meeting was held Tuesday, July 7th, and the EAC adopted bylaws and a mission statement and discussed a Facebook page. The Council is currently reviewing the draft Data Center ordinance to see if that can be covered by the Berks Nature grant that was offered. Another grant from Application Trail Community Conservation Collaborative was offered and awaiting clarification on what it can be used for. They are hoping to use it for the upper loop at the Community Park to remove the invasives and replace them with native plants. Tabling events will coincide with Food Truck Fridays to get information out to the public. The Council attended Family Fun Day with a table, and the community was interested in the mosquito buckets. The Council will be working on suggestions for the Fleetwood/Maidencreek/Richmond Comprehensive Plan.

Manager – Diane Hollenbach

Diane met with Watkins and received 3 modified plans for the building renovations. NIMS training is back online, and the Board should at least do ICS 100 and ICS 700 for incident management training required by FEMA. The recycling grant was submitted. The state and the purchasing council awarded the road salt contracts. The state contract is $82.50 and the county $82.00. To get the discount rate, it must be purchased before November 1. Union negotiations have opened and will be discussed in executive session for a response to their proposal. Firefly Animal Hospital had their zoning hearing and was granted a special exception on a 2-to-1 vote. Putting the EAC page on the township website has been a challenge; we will have to ask for technical help. Nick Volk and Diane met with a different IT company and will be looking for quotes for a new IT service. A groundhog chewed through the air conditioner wire, and the water heater valve needed to be replaced for the MTA.

OLD BUSINESS

Authorization to schedule the public hearing for the consideration of the joint comprehensive plan.

A motion was made by Eric Bauman to authorize scheduling the public hearing for the consideration of the joint comprehensive plan. Dawn Geschwindt seconded the motion and, hearing no questions on the motion, it passed unanimously.

NEW BUSINESS

Consideration of Resolution 15- 2026 Ending Shared Services Agreement with Greenwich Township and hiring Diane Hollenbach as Maidencreek Township Manager.

Dawn Geschwindt motioned to approve the Resolution 15-2026 ending shared services agreement with Greenwich Township and hiring Diane Hollenbach as Maidencreek Township Manager. Eric Bauman seconded the motion, and hearing no questions on the motion, it passed unanimously.

Consideration of the request by Troop 103 Fleetwood to hold a 5K on 11/22/2026 and close portions of Hoch Road, East Wesner Road, Golden Drive, South View Road, and Walnut Tree Drive during the race.

A motion was made by Dawn Geschwindt to approve Troop 103 Fleetwood's request to hold a 5K on November 22, 2026, and close portions of Hoch Road, East Wesner Road, Golden Drive, South View Road, and Walnut Tree Drive during the race. Eric Bauman seconded the motion and, hearing no questions on the motion, it passed unanimously.

FINANCIAL MATTERS

Motion to approve the bills and accept the Treasurer's Report as presented.

A motion to approve the bills and accept the Treasurer's Report as presented was made by Eric Bauman and seconded by Dawn Geschwindt. Hearing no questions on the motion, it passed unanimously.

PUBLIC COMMENT ON NON-AGENDA ITEMS

Joshua Meck, East Wesner Road, was contacted by a resident about Melrose Place having feral cat issues and wanted to bring it to the attention of the township.

Ken Withers, Schaeffer Road, asked the Board about the EMS tax and stated it is too expensive. Josh Meck explained the township attended the EMS tax meeting and how the EMS was underfunded due to various issues. The municipality was pushed to resolve the issue. Diane explained that the second-class township code outlines how the township can tax and set fees, and for EMS support is a .5 ml tax on real estate, and that is the highest it can go. Because

residents are paying for the EMS tax, they are now members and do not need to join; they may choose to donate if they want to.

Mr. Withers also spoke about the floodplain, and anything you do to the floodplain will create a dam. He said that the developments created a flooding problem on Schaeffer Road and thinks that accessory structures should be removed in the floodplain. He also had a question for NBRPD about speeding on Schaeffer Road and installing a stop sign to slow cars down. Mr. Meck said the NBRPD and the State Police do patrol that area.

Terry Folk, Coronet Drive, spoke about the road grading on Coronet Drive and Troy Drive and asked if the township could communicate to the residents about paving done on the roads. He also spoke about the electric bikes and electric scooters. Mr. Meck agreed that it is an issue of them riding on the township roads and said there are no ordinances at this time.

Executive session following adjournment of the meeting.

ADJOURNMENT

A motion to adjourn the meeting was made by Eric Bauman and seconded by Dawn Geschwindt. The meeting was adjourned at 7:12 p.m.

Respectfully Submitted,

Christina Hafer
Township Secretary